

Hearing Officer Transmittal Checklist

Hearing Date

12/16/2014

Agenda Item No.

3

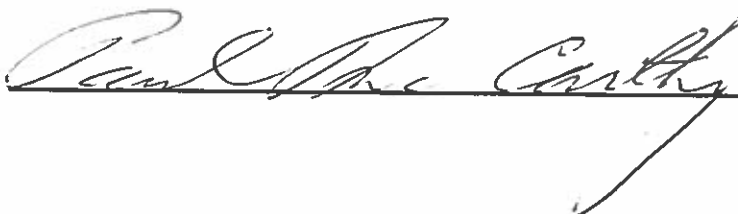
Project Number: R2014-02224-(5)

Case(s): Conditional Use Permit Case No. 201400099

Planner: Richard Claghorn

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☐ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By:





Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-02224 - (5)

HEARING DATE

December 16, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400099

Environmental Assessment No. 201400174

PROJECT SUMMARY

OWNER / APPLICANT

Verizon Wireless

MAP/EXHIBIT DATE

June 25, 2014

PROJECT OVERVIEW

The applicant, Verizon Wireless, is requesting authorization for a Conditional Use Permit ("CUP") to establish a wireless telecommunications facility ("WTF") on a new 36'-6" high pole adjacent to a utility pole within the public right-of-way ("ROW") of Wyland Way near the corner of Graydon Avenue. A CUP is required in the R-1-7500 (Single-Family Residence-7,500 Square Foot Minimum Required Lot Area) Zone for radio towers, including WTFs, pursuant to Section 22.20.100 of the Los Angeles County Code.

LOCATION

2545 South Graydon Avenue, Monrovia

ACCESS

Wyland Way

ASSESSORS PARCEL NUMBER(S)

ROW adjacent to 8510-024-011

SITE AREA

2' x 28' (56 square feet)

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

South Arcadia

LAND USE DESIGNATION

Low-Density Residential

ZONE

R-1-7500 (Single-Family Residence-7,500 Square Foot Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT (CSD)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.20.100 (R-1 Zone Uses Subject to Permit)

CASE PLANNER:

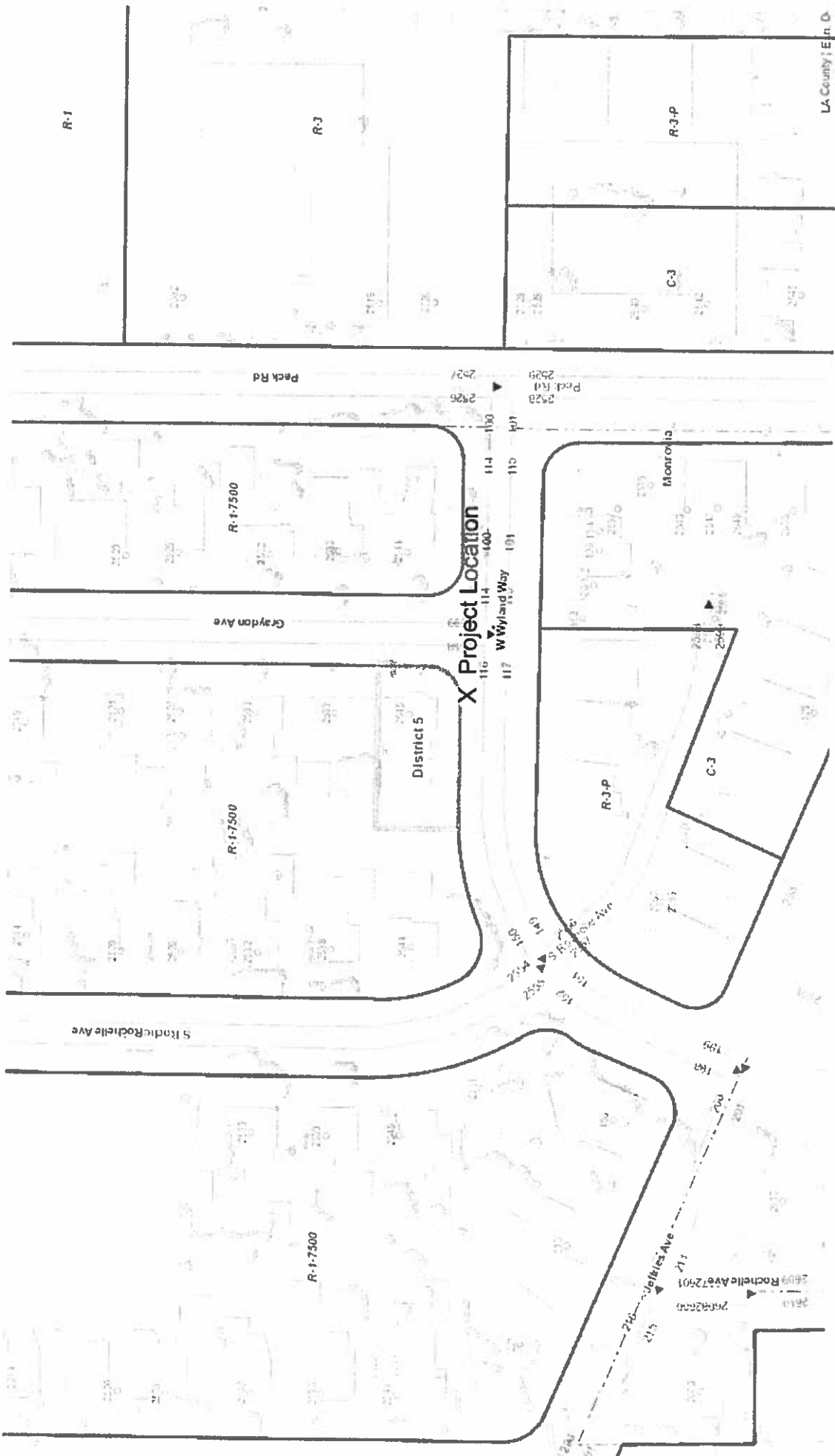
Richard Claghorn

PHONE NUMBER:

(213) 974 – 6443

E-MAIL ADDRESS:

rclaghorn@planning.lacounty.gov



ENTITLEMENTS REQUESTED

This Conditional Use Permit ("CUP") is for the establishment and maintenance of an unmanned wireless telecommunications facility ("WTF") on a new pole adjacent to a utility pole within the public right-of-way ("ROW") of Wyland Way near the corner of Graydon Avenue. A CUP is required in the R-1-7500 (Single-Family Residence-7,500 Square Foot Minimum Required Lot Area) Zone for radio towers, including WTFs, pursuant to Section 22.20.100 of the Los Angeles County Code.

PROJECT DESCRIPTION

The applicant, Verizon Wireless ("permittee"), is requesting authorization for the establishment and maintenance of a WTF ("Project") in the R-1-7500 Zone. The proposed WTF consists of a new pole topped with an antenna that extends 36'-6" above grade level, two RRUs on the side of the pole, a 48 inch high electrical meter pedestal, and related equipment. The proposed WTF and appurtenant equipment are located in the public right of way ("ROW") of Wyland Way ("Project Site") adjacent to 2545 South Graydon Avenue (Assessor's Parcel Number 8510-024-011) in the unincorporated area of Monrovia.

SITE PLAN DESCRIPTION

The site plan for the Project, which is dated October 10, 2014, depicts the location of an existing utility pole within the ROW on the north side of Wyland Way to the west of Graydon Avenue. The new pole with the WTF will be located five feet east of the utility pole, measured from the center of the poles. The electrical meter pedestal will be located approximately 12'-8" west of the utility pole and a subterranean pull-box with conduits containing fibers will be located between the pedestal and the new pole.

EXISTING ZONING

The subject property is zoned R-1-7500.

Surrounding properties are zoned as follows:

North: R-1-7500
South: R-3-P (Limited Multiple Residence-Parking), C-3 (Unlimited Commercial),
City of Monrovia
East: R-1-7500, R-1, R-3, R-3-P, C-3, City of Monrovia
West: R-1-7500, R-A (Residential Agricultural)

EXISTING LAND USES

The Project Site is developed with an existing utility pole and landscape area between the sidewalk and curb located within the ROW.

Surrounding properties are developed as follows:

North: Single-family residences
South: Detached condominiums, maintenance yard, dairy, single-family residences
East: Single-family residences, church, mobile home park

West: Single-family residences

PREVIOUS CASES/ZONING HISTORY

The existing zoning of R-1-7500 was adopted on February 9, 1954 under Zoning Ordinance Number 6389. There have not been any previous Department of Regional Planning ("DRP") cases for the Project Site or for the adjacent residential parcel, 2545 South Graydon Avenue.

ENVIRONMENTAL DETERMINATION

County Staff recommends that this project qualifies for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The WTF is small and size, is located in a disturbed area, and will have a negligible impact on the environment.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Low-Density Residential land use category of the County of Los Angeles General Plan ("General Plan"). This designation is intended for single-family residences as well as community-serving public facilities. This facility will serve communications needs within the surrounding area, will be located adjacent to an existing utility pole in the public ROW, will blend in with the surroundings and comply with the County's policy for wireless facilities. The Project is therefore consistent with the land use plan.

The following policy of the General Plan is applicable to the proposed project:

- *General Plan Public Services Policy 58: "Maintain high quality emergency response services."*

Cellular service is often used to make emergency calls. The existing facility will ensure that such service is readily available in the area, and useable in the case of an emergency. The modifications to the existing WTF will improve the quality of service and improve emergency response capability.

Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code does not explicitly specify 'WTF' as a use. The use most consistent with a WTF specified in the County Code is 'radio or television stations and towers'. Pursuant to Section 22.20.100 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone R-1, provided that a CUP is first obtained.

In addition, the project complies with applicable development standards of Subdivision and Zoning Ordinance Policy No. 01-2010 (Wireless Telecommunications Facilities) dated July 26, 2010. The height of the WTF is less than 50 feet as required by the

development guidelines for WTFs in the ROW. The placement of the WTF shall not interfere with the public's unobstructed access, and the applicant shall obtain an encroachment permit from the Los Angeles County Department of Public Works. If the WTF must be relocated due to a street improvement project or undergrounding of utilities, the cost of relocation of the WTF shall be fully borne by the permittee for the WTF.

Site Visit

A site visit was conducted on October 9, 2014 by DRP staff. The Project Site was found to be consistent with the site plan. Staff took photographs of the Project Site.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.090 of the County Code. The Burden of Proof statements with the applicant's responses are attached. Staff is of the opinion that the applicant has met the burden of proof requirements.

That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*
- The proposed WTF will be installed on a new pole adjacent to a wooden utility pole located within the public ROW, will be small in size, will not block views, and it will blend in with the utility equipment and has little visual impact on the area. The WTF produces no noise, odors, light, waste, or hazardous materials or emissions. The facility is not detrimental to the surrounding area or the residents of the area. It will be located approximately 23 feet from the nearest residence. This WTF will provide a benefit to the community by providing improved communication services, including emergency communications. The WTF shall comply with all applicable FCC regulations. Because it is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM, to 5:00 PM, Monday through Friday, to minimize noise and other impacts to surrounding residents. Emergency repairs of the facility may occur at any time. These restrictions will be included as a condition of approval.

That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- The facility will be unmanned and will not generate additional traffic or require parking or loading facilities. The subject site in the ROW is adequate in size and shape to accommodate the use, and is integrated with the uses in the surrounding area. Parking for occasional visits for maintenance, which are expected to occur once every four to six weeks, can be provided on the side of Wyland Way or Graydon Avenue, where there is on-street parking.

That the proposed site is adequately served:

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate; and*
 - 2. By other public or private service facilities as are required.*
- The proposed facility is located along Wyland Way and has adequate access. The WTF will not generate an increase in traffic or require public services such as water, sewer, or waste management. The facility will be adequately served by the existing road and utility infrastructure.

Neighborhood Impact/Land Use Compatibility

The proposed WTF design is appropriate for the site and area. The WTF equipment will be located on a new pole adjacent to an existing utility pole. The facility will fit in with the existing utility pole and will not have a significant visual impact.

The WTF will not be detrimental to the surrounding community. The WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the site. This WTF will provide improved cell phone service in the area, including the ability for the public to make emergency phone calls.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff received a letter from the Los Angeles County Department of Public Works ("DPW") on November 4, 2014, which recommended approval of the CUP and included recommended conditions. The Los Angeles County Fire Department indicated on October 21, 2014 that they have no requirements for the Project. No other departments commented on this Project.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting. All neighboring property owners within 500 feet of the Project Site were notified by mail, including 142 different owners. Additionally, the case materials were available on Regional Planning's website

and at the Live Oak Library. A total of seven Notices of Public Hearing were mailed to those on the courtesy mailing list for the South Arcadia Zoned District.

PUBLIC COMMENTS

Staff has received written comments from one neighboring property owner with concerns regarding the Project, including concerns about potential noise, safety, appearance, proximity to homes, and site selection. The neighbor indicated that she wanted to discuss it with the Homeowner's Association. A planner from the City of Monrovia also contacted DRP about the project, primarily to compare the Project with other similar projects in Monrovia's jurisdiction. No other comments have been received from the public at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2014-02224, Conditional Use Permit Number 201400099, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400099 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Richard Claghorn, Principal Regional Planning Assistant, Zoning Permits North Section

Reviewed by Paul McCarthy, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Letter from Public Works

Site Photographs, Aerial Image

Site Plan, Land Use Map

PMC:raw

11/19/14

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02224-(5)
CONDITIONAL USE PERMIT NO. 201400099**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on December 16, 2014, in the matter of Project No. R2014-02224-(5), Conditional Use Permit No. 201400099 ("CUP").
2. The applicant, Verizon Wireless ("permittee"), is requesting a Conditional Use Permit to authorize the establishment of an unmanned wireless telecommunications facility ("WTF") ("Project"), on a site located within the public right-of-way ("ROW") in the unincorporated area of Monrovia ("Project Site") in the R-1-7500 (Single-Family Residence-7,500 Square Foot Minimum Required Lot Area) Zone in the South Arcadia Zoned District pursuant to County Code Section 22.20.100.
3. The Project Site is in the ROW adjacent to 2545 South Graydon Avenue. It is located south of Assessor's Parcel Number ("APN") 8510-024-011, a parcel with a single-family residence. A utility pole owned and maintained by Southern California Edison ("SCE") is located in the ROW adjacent to the location of the Project. The topography of the Project Site is flat.
4. The Project Site is located in the South Arcadia Zoned District and is currently zoned R-1-7500.
5. The Project Site is located within the Low-Density Residential category of the County of Los Angeles General Plan ("General Plan") Land Use Policy Map. The utility pole and WTF are consistent with this category, which allows community-serving public facilities.
6. Surrounding Zoning includes:
 - North: R-1-7500
 - South: R-3-P (Limited Multiple Residence-Parking), C-3 (Unlimited Commercial), City of Monrovia
 - East: R-1-7500, R-1, R-3, R-3-P, C-3, City of Monrovia
 - West: R-1-7500, R-A (Residential Agricultural)
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences
 - South: Detached condominiums, maintenance yard, dairy, single-family residences
 - East: Single-family residences, church, mobile home park
 - West: Single-family residences
8. The Project Site is accessible from Wyland Way.

9. The Los Angeles County Fire Department cleared the Project for public hearing on October 21, 2014. There were no requirements or conditions from the Fire Department.
10. The Los Angeles County Department of Public Works issued a letter on November 4, 2014 that recommended approval of the CUP and included conditions of approval for the Project.
11. Regional Planning staff determined that the Project qualified for a Class 3 (New Construction or Conversion of Small Structures) categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is small in size and will have a negligible impact on the environment.
12. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.
13. Staff has received written comments from one neighboring property owner with concerns regarding the Project, including concerns about potential noise, safety, appearance, proximity to homes, and site selection. The neighbor indicated that she wanted to discuss it with the Homeowner's Association. A planner from the City of Monrovia also contacted DRP about the project, primarily to compare the Project with other similar projects in Monrovia's jurisdiction.
14. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
15. The Hearing Officer finds that the Project is consistent with the goals and policies of the Los Angeles County General Plan ("General Plan"). The General Plan contains policies to ensure compatibility of development with the surrounding area.
16. The Hearing Officer finds that the following policy of the General Plan is applicable to the proposed project. *General Plan Public Services Policy 58: "Maintain high quality emergency response services."* Cellular service is often used to make emergency calls. The existing facility will ensure that such service is readily available in the area, and useable in the case of an emergency.
17. The Hearing Officer finds that the proposed use is consistent with the R-1-7500 zoning classification. Although Title 22 of the County Code does not explicitly specify 'WTF' as a use, the use most consistent with a WTF specified in the County Code is 'radio or television stations and towers'. Pursuant to Section 22.20.100 of the County Code, development of radio and television stations and towers is a permitted use of property in Zone R-1-7500, provided that a CUP is first obtained.
18. The Hearing Officer finds that the project complies with applicable development standards of Subdivision and Zoning Ordinance Policy No. 01-2010 (Wireless

Telecommunications Facilities) dated July 26, 2010 ("WTF Policy Memo"). The height of the WTF is less than 50 feet as required by the development guidelines for WTFs in the ROW. The placement of the WTF shall not interfere with the public's unobstructed access, and the applicant shall obtain an encroachment permit from the Los Angeles County Department of Public Works. If the WTF must be relocated due to a street improvement project or undergrounding of utilities, the cost of relocation of the WTF shall be fully borne by the permittee for the WTF.

19. The Hearing Officer finds that the Project satisfies the Conditional Use Permit Burden of Proof findings in Section 22.56.040 of the County Code. The Hearing Officer finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare. The proposed WTF will be installed on a new pole adjacent to a wooden utility pole located within the public ROW, will be small in size, will not block views, and it will blend in with the utility equipment and has little visual impact on the area. The WTF produces no noise, odors, light, waste, or hazardous materials or emissions. The facility is not detrimental to the surrounding area or the residents of the area. It will be located approximately 23 feet from the nearest residence. This WTF will provide a benefit to the community by providing improved communication services, including emergency communications. The WTF shall comply with all applicable FCC regulations. Because it is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM, to 5:00 PM, Monday through Friday, to minimize noise and other impacts to surrounding residents. Emergency repairs of the facility may occur at any time. These restrictions will be included as a condition of approval.
20. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping, and other development features as is required in order to integrate the Project into the surrounding area. The facility will be unmanned and will not generate additional traffic or require parking or loading facilities. The subject site in the ROW is adequate in size and shape to accommodate the use, and is integrated with the uses in the surrounding area. Parking for occasional visits for maintenance, which are expected to occur once every four to six weeks, can be provided on the side of Wyland Way or Graydon Avenue, where there is on-street parking.
21. The Hearing Officer finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required. The proposed facility is located along Wyland Way and has adequate access. The WTF will not generate an increase in traffic or require public services such as water,

sewer, or waste management. The facility will be adequately served by the existing road and utility infrastructure.

22. The Hearing Officer finds that it is necessary to limit the term of the grant to fifteen (15) years to assure continued compatibility between the use of the Project Site allowed by this grant and surrounding land uses.
23. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was notified of the public hearing by newspaper, property posting, library posting at the Live Oak Library and DRP website posting. All neighboring property owners within 500 feet of the Project Site were notified by mail, including 142 different owners. Additionally, the case materials were available on Regional Planning's website and at the Live Oak Library. A total of seven Notices of Public Hearing were mailed to those on the courtesy mailing list for the South Arcadia Zoned District.
24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures); and
2. Approves Conditional Use Permit No. 201400099, subject to the attached conditions.

ACTION DATE: December 16, 2014

PMC:RWC
November 19, 2014

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02224-(5)
CONDITIONAL USE PERMIT NO. 201400099**

PROJECT DESCRIPTION

This grant authorizes the establishment and maintenance of an unmanned wireless telecommunications facility ("WTF") located on a new pole adjacent to a utility pole within the public right of way of Wyland Way. This grant is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on November 18, 2029.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund

provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the use being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification

of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by February 17, 2015.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the establishment, operation and maintenance of an unmanned WTF and appurtenant equipment as shown on the plans marked Exhibit "A".

PERMIT SPECIFIC CONDITIONS

20. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
21. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
22. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
23. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
24. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency.

25. Obtain an encroachment permit from Public Works' Land Development Division, Permit Section, for the installation of the new utility pole within the road right of way. For additional information and procedures, please contact Lana Radle of Land Development Division's Permit Section at (626) 458-4958 or lradle@dpw.lacounty.gov.
26. Provide a minimum 18-inch clearance from the curb face to the face of the proposed utility pole.
27. The placement of the proposed pole and wireless telecommunications facility shall not interfere with the public's unobstructed use of roadways and sidewalks, or unobstructed access from private property to roadways and sidewalks.
28. Where applicable, maintain standard Americans with Disabilities Act clearances around all above-ground wireless telecommunication equipment including poles, to the satisfaction of Public Works.
29. If Public Works requires the facility to be relocated due to street improvement projects and undergrounding of utilities, the cost of relocation of wireless facilities due to such projects shall be fully borne by the owner, operator, or permittee of the wireless facilities.
30. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
31. Construction and maintenance of the facility shall be limited to the hours of 9:00 Am to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
32. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
33. Maintenance vehicles shall not block access to driveways or garages.
34. The maximum height of the facility shall not exceed 50 feet above existing grade.
35. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
36. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.

37. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
38. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
39. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
40. Prior to the construction of the project, the permittee shall obtain an encroachment permit from Public Works and provide a copy of the permit to the Zoning Enforcement Section of Regional Planning.
41. Ventilation enclosures for the project site shall be mounted to the ground surface with no projection above ground.
42. This grant entitles the permittee to install the wireless telecommunications facilities on the proposed pole but does not entitle the permittee to retain the pole for its sole use or to install a new pole for its facilities in the event the pole is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the provision of Condition No. 8, if the pole is removed prior to the termination date of this grant, this grant shall thereupon terminate. The permittee will be required to obtain a new conditional use permit to relocate its facilities or to install a new pole or poles at the same location and continue the use at the present location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.
43. Upon termination of this grant or after the construction of this facility, and the facility has ceased to operate, the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.

44. The facilities shall be on flat rate power. No additional meter boxes contained outside existing facilities as shown in approved Exhibit "A," are authorized by these grants.
45. Any landscaping disturbed by the installation of the facility shall be restored in a manner consistent with the existing landscaping in the immediate vicinity.
46. If street parking is prohibited on the street where the facility is located and on nearby side streets, the permittee shall obtain an approved traffic plan for the parking of maintenance vehicles from Public Works.



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

See attached

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

See attached

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

see attached

**Verizon Wireless – Site: Faigreen A1
County of Los Angeles - Conditional Use Permit
Burden of Proof**

Project Location

Address: 2545 S Graydon Avenue, Monrovia CA 91016

APN: 8510-024-011

Zoning: Public right-of-way

A. That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of person residing or working in the surrounding area.**
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed wireless telecommunications facility will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the facility is complete unmanned, generates no traffic, noise, odor, waste, hazardous materials or additional light. The existing public right-of-way will remain the same with only minor upgrades to the existing utility pole with associated at grade.

The proposed wireless telecommunications facility is not materially detrimental to the use, enjoyment or valuation of the surrounding properties of other persons located in the vicinity of the site, nor does it jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the proposed facility is a benign use that does not interfere with the use of the neighboring properties. The proposed facility does not block any views, attract criminal elements, nor generate/sell offensive products. The proposed facility is a vital part of the Verizon Wireless' network and without it, subscribers will drop calls when passing through this area and will be unable to make or receive calls. The vital national infrastructure that this proposed facility provides may actually increase the enjoyment, valuation and safety of properties and others located in the vicinity.

B. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed site is located within the public right-of way along Graydon Avenue at the intersection of Wyland Way. The site is more than adequate in size to accommodate the proposed telecommunications facility. The proposed installation consists of a (1) CSS X7CAP-265 antenna, (2) RRUs-12 on the existing wood utility pole and a 20"x48"x17" AMP Meters electrical meter pedestal. The proposed design is integrated with existing wood utility pole as in scale with the nature of the surrounding area.

The specifics of the above outlined wireless proposal, in terms of location, size and design are further illustrated within the provided plans and photo simulations.

C. That the existing site is adequately served:

- 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
- 2. By other public or private services facilities as are required.**

The proposed site is adequately served by fully sufficient/improved public roads (Graydon Avenue and Wyland Way). The proposed facility is unmanned and does not generate any traffic other than a maintenance visit every four to six weeks, therefore will not have any traffic impacts. The proposed use will not require or impact any public or private services facilities.

Project Narrative
New CUP Proposal - Wireless Telecommunications Facility

Applicant's Agent: ArginehMailian, Project Manager
Core Development Services
28310 Roadside Drive, Suite 220
Agoura Hills, CA 91301

Project Location: Address: 2545 S. Graydon Avenue, Monrovia CA 91016
APN: 8510-024-011
Zoning: Public right-of-way

Project Description:

Verizon Wireless is requesting a CUP to install a wireless facility within the public right-of-way at 2545 S. Graydon Avenue, Monrovia CA 91016. Verizon Wireless proposed installation consists of a total of 1 panel antennas, concealed within a cap design on top of an existing wood utility pole, 2 RRUs-12 units (remote radio units) and a 20"x48"x17" 200 AMP Meyers electrical meter pedestal at grade.

Introduction to Wireless Facilities:

Verizon Wireless is a registered as a public utility company, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As public utilities, they are licensed by the FCC and *must* provide wireless communication services throughout the Southern California area.

The network of Verizon Wireless' cell sites throughout the Los Angeles region is "locationally dependent," meaning that there is a necessary and logical interrelationship between each cell site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit Verizon Wireless from providing uninterrupted service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network.

Overview of Objective:

The proposed CUP will allow for the installation and operation of the wireless facility, in an attempt to enhance the efficiency and effectiveness of the service to immediate vicinity, particularly to the residential uses to the north, east, south and west of the proposed site. Please refer to enclosed Coverage Maps.

Alternative Analysis:

No alternative designs were considered for this proposal as the area of needed service is entirely comprised of residential uses – single family homes. Alternative locations were considered; however all were of similar design and were to also utilize existing utility structures/poles, all within the vicinity of Graydon Avenue and Wyland Way; however, in an effort to utilize the least intrusive location and propose a site that would be furthest away from the surrounding residential uses, the following site is being proposed at 2545 S Graydon Avenue. Since this site is to serve the small cell or micro cell deployment of Verizon Wireless, we are typically limited to a very small area to locate a site to provide the needed coverage/capacity – typically only few hundred feet or one to two blocks at the most.

Compatibility with Other Site Development Standards and General Plan:

The location, size, design and operating characteristics of the existing facility will continue not to create any unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. These will remain consistent with this finding in that:

1. The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free.
2. The proposed equipment does not emit fumes, smoke or odors that could be considered objectionable.
3. The proposed telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month.
4. The proposed communications facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare.

Regulating Agencies:

The proposed wireless communications facility is regulated by the Federal Communications Commission (FCC) and is authorized to operate. All telecommunications facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE).

The proposed communications facility continues to operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI). The ANSI was developed by the committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories (FDA, NIOSH and EPA). In 1992 the ANSI established, as a public safety standard, a maximum exposure level to radio frequency emissions of 1000 microwatts per centimeter squared (1,000 uW/cm²).

Project Benefits:

The approved of the proposed CUP will allow the immediate residential community the continuing benefits of:

- Telephone, data transmission, paging, short message functions, and voicemail services and reliable services for emergency purposes.
- Enhanced emergency response communications for police, fire, paramedics and other emergency services in the wake of an emergency or disaster.
- Better voice and reception quality through use of the all-digital technology.
- Higher security and privacy for telephone users.
- More affordable service due to increased competition in the marketplace.

Findings:

- 1. The proposed wireless facility location will be desirable to the public convenience and welfare.**

Wireless facilities are a public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). Wireless communication is a vital element of the communications network for both emergency services and public convenience. The utilities are mandated to provide adequate coverage in each of the geographic areas they serve. Wireless technology has stringent location and elevation requirements, and the existing wireless facility continues to provide viable wireless communications services to subscribers in the surrounding community.

- 2. The proposed facility is proper in relation to adjacent uses and the development character of the community.**

The proposed location and use is compatible with adjacent uses and the development character of the area. The proposed facility is consistent with the existing environment and minimizes the visual obtrusiveness of the facility with its proposed stealth design.

This will be an unmanned facility and not require any sewer, or parking infrastructure to support its operation. The facility will continue to be visited once or twice per month by a technician for routine maintenance and testing.

- 3. The proposed facility is not detrimental to the character of the development in the immediate neighborhood and is in harmony with the various elements and objectives of the General Plan.**

The use will have no substantial adverse impact on properties or improvements in the surrounding neighborhood. The proposed unmanned wireless telecommunications facility is a passive use and there will be no increase to vehicular or pedestrian traffic in the area as a direct result of this proposal.

The California Public Utilities Commission considers the proposed use a public utility. In addition, demand by the public for wireless telecommunications services is rapidly increasing and contributes to the economic health and welfare of the general public.

**Verizon Wireless - Site: Fairgreen A1
County of Los Angeles - Supplemental Information
For a New Wireless Telecommunications Facility (WTF)**

Project Location

Address: 2545 S Graydon Avenue, Monrovia CA 91016

APN: 8510-024-011

Zoning: Public right-of-way

Coverage Analysis

Verizon Wireless is requesting a CUP to install a wireless facility within the public right-of-way at 2545 S Graydon Avenue, Monrovia CA 91016. Verizon Wireless proposes to install the proposed installation consists of a total Verizon Wireless proposed installation consists of a total of 1 panel antennas, concealed within a cap design on top of an existing wood utility pole, 2 RRUs-12 units (remote radio units) and a 20"x48"x17" 200 AMP Meyers electrical meter pedestal at grade. The proposed wireless communications facility provides voice, e-mail and internet access capabilities for customers' communications needs virtually anywhere at any time. The proposed CUP will allow for the installation and operation of the wireless facility, in an attempt to enhance the efficiency and effectiveness of the service to immediate vicinity, particularly to the residential uses to the north, east, south and west of the proposed site. Please refer to enclosed Coverage Maps.

Site and Design Analysis

No alternative designs were considered for this proposal as the area of needed service is entirely comprised of residential uses – single family homes, and utilizing existing utility structure/poles with a stealth antenna design and stealth equipment enclosure would pose as the least intrusive means of proposing. The proposed wireless telecommunications facility does not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the facility is complete unmanned, generates no traffic, noise, odor, waste, hazardous materials or additional light. The existing public right-of-way will remain the same with only minor changes. The location and design continue to deem as the best and most viable. This site is ideally suited to provide the coverage required to fully develop Verizon Wireless' residential and commuter service, specifically within the immediate vicinity and throughout Los Angeles County. The utilization of this site/property with the antennas affords Verizon Wireless the opportunity to maintain the facility where coverage is needed while utilizing a design that is both functional and consistent with the environment and in-scale with the surrounding area and uses. As such, the existing facility will not impact the use of the environment and will be least visually intrusive site and/or alternative. The proposed site design adheres to the development standards as set forth in the regulations, policies and standards, set forth within the County of Los Angeles. In sum, the following proposal is designed to minimize the overall visual impact to the surrounding neighborhood and deems to be the least visually intrusive site and/or alternative. The specifics of the above outlined wireless proposal, in terms of location, size and design are illustrated in further detail within the provided plans and photosimulations.

Alternative Analysis

Alternative locations were considered; however all were of similar design and were to also utilize existing utility structure/poles, all within the vicinity of Graydon Avenue and Wyland Way; however, in

an effort to utilize the least intrusive location and propose a site that would be furthest away from the surrounding residential uses, the following site is being proposed at 2545 S.Graydon Avenue. Since this site is to serve the small cell or micro cell deployment of Verizon Wireless, we are typically limited to a very small area to locate a site to provide the needed coverage/capacity – typically only few hundred feet or one to two blocks at the most.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 4, 2014

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Richard Claghorn

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201400099
PROJECT NO. R2014-02224
2545 SOUTH GRAYDON AVENUE
ASSESSOR'S MAP BOOK NO. 8510, PAGE 24, PARCEL NO. 11
UNINCORPORATED COUNTY AREA OF MONROVIA

We reviewed the revised site plan for the installation of a new utility pole and related wireless telecommunications equipment in the public right of way near the intersection of South Graydon Avenue and West Wyland Way in the unincorporated County area of Monrovia. The project proposes a new 40-foot-high pole with a wireless telecommunication antenna affixed to the top. The new utility pole will be installed adjacent to an existing wooden pole that has a streetlight. The existing utility pole is owned and maintained by Southern California Edison.

This memo supersedes the previously issued clearance memo dated October 7, 2014 (attached as reference), and is being issued based on scope of work changes made by the applicant. These changes include the addition of a new 40 foot utility pole for the installation of the antenna instead of replacing the existing utility pole nearby.

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Road

- 1.1 Obtain an encroachment permit from Public Works' Land Development Division, Permit Section, for the installation of the new utility pole within the road right of way. For additional information and procedures, please contact Lana Radle of Land Development Division's Permit Section at (626) 458-4958 or lradle@dpw.lacounty.gov.
- 1.2 Provide a minimum 18-inch clearance from the curb face to the face of the proposed utility pole.
- 1.3 The placement of the proposed pole and wireless telecommunications facility shall not interfere with the public's unobstructed use of roadways and sidewalks or unobstructed access from private property to roadways and sidewalks.
- 1.4 Where applicable, maintain standard Americans with Disabilities Act clearances around all above-ground wireless telecommunication equipment, including poles, to the satisfaction of Public Works.
- 1.5 If Public Works requires the facility to be relocated due to street improvement projects and undergrounding of utilities, the cost of relocation of wireless facilities, due to such projects, shall be fully borne by the owner, operator, or permittee of the wireless facilities.

For questions regarding the road conditions or if you have any other questions, please contact Teni Mardirosian of Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

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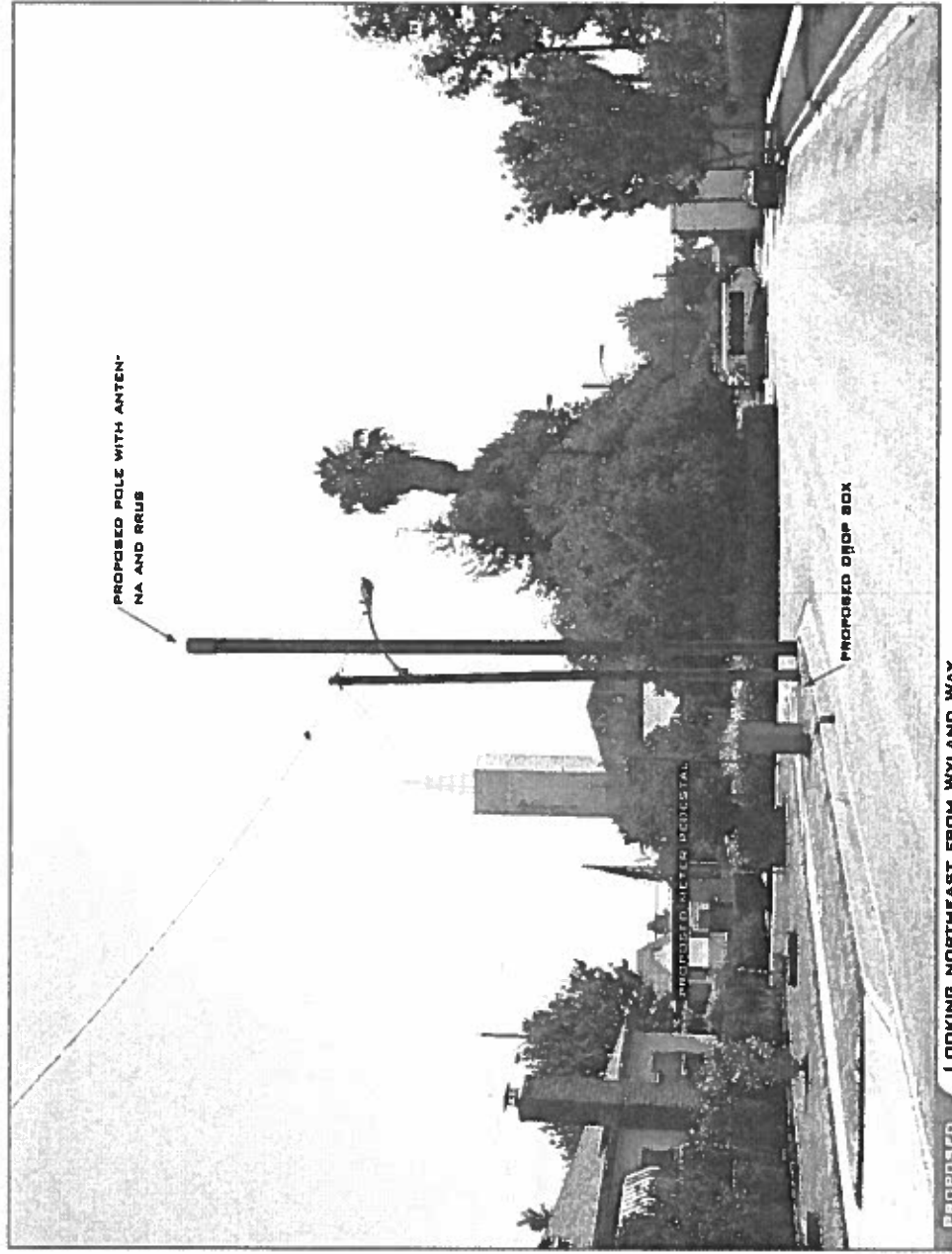
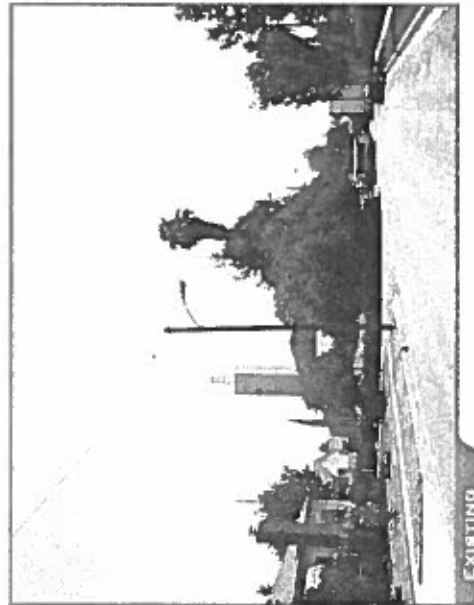
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Attach.



FAIRGREEN A1 ROW

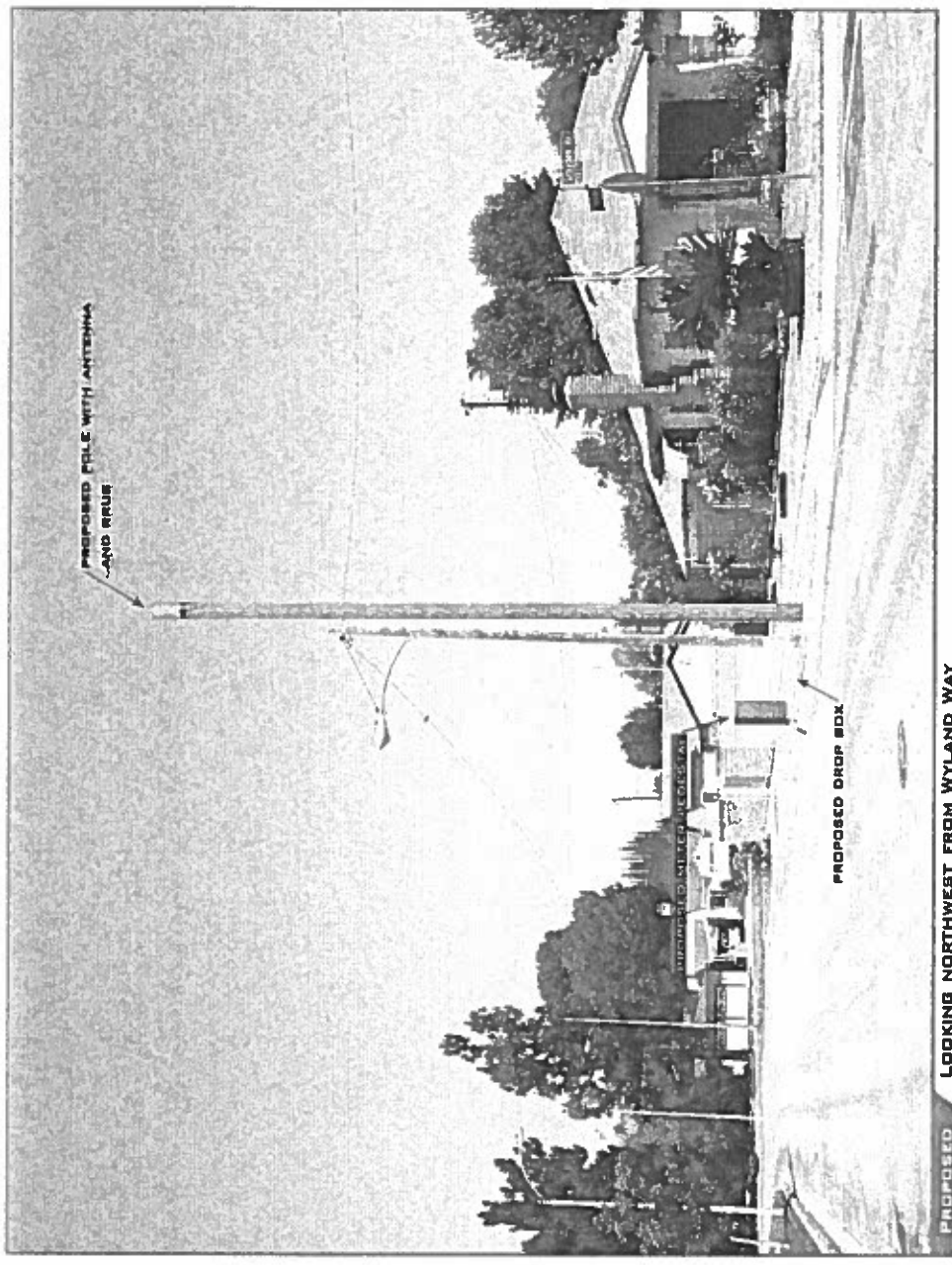
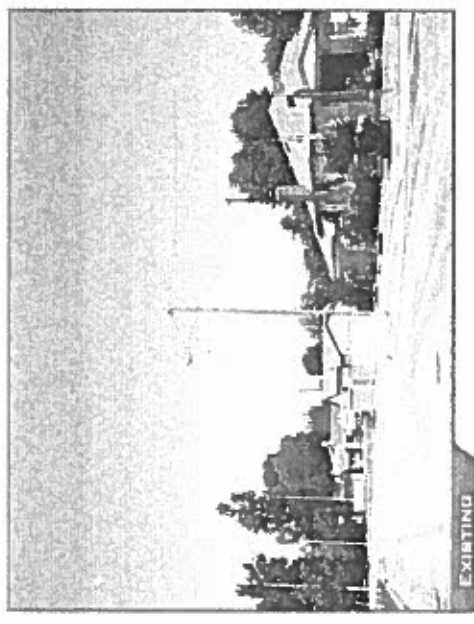
2545 SOUTH GRAYDON AVENUE MONROVIA CA 91016



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

FAIRGREEN A1 ROW

2545 SOUTH GRAYDON AVENUE MONROVIA CA 91016



FAIRGREEN A1 ROW

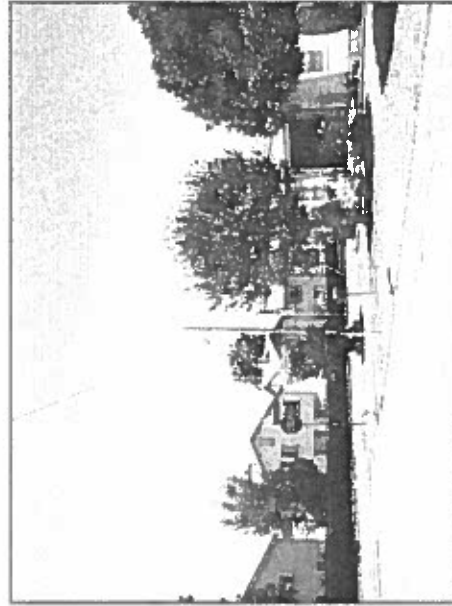
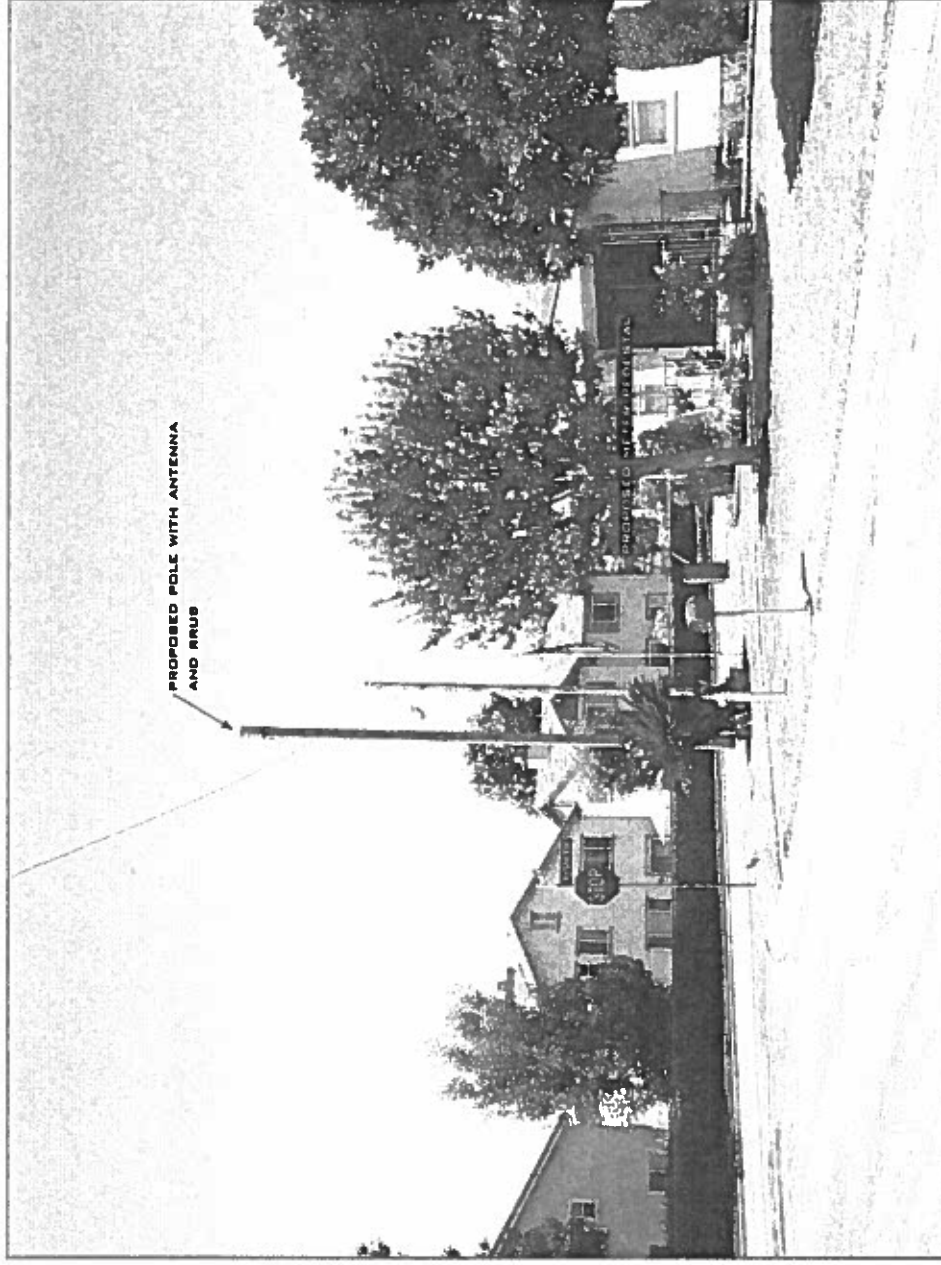
2545 SOUTH GRAYDON AVENUE MONROVIA CA 91016



REVIEW



©2014 Google Maps



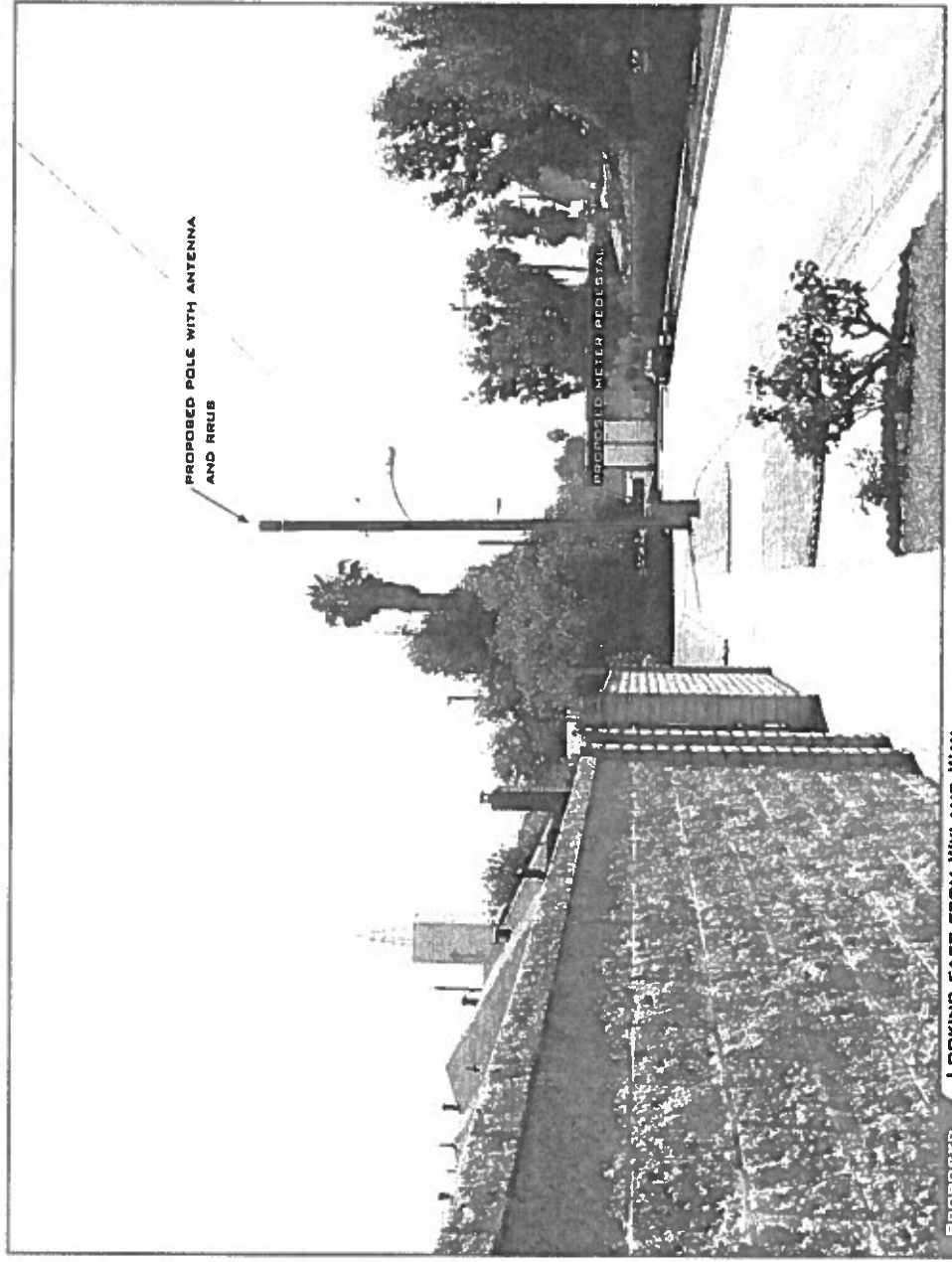
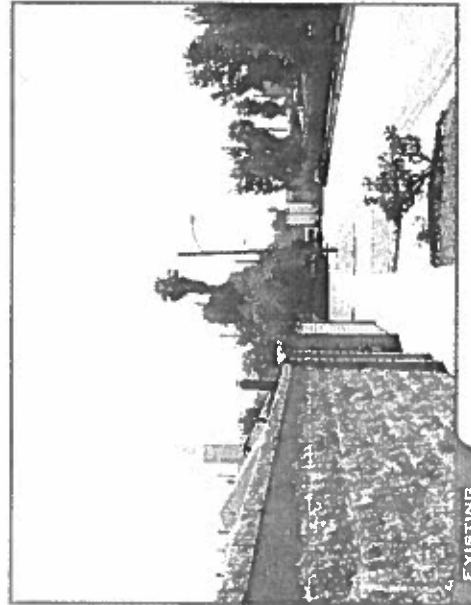
LOOKING SOUTHWEST FROM GRAYDON AVENUE

FAIRGREEN A1 ROW

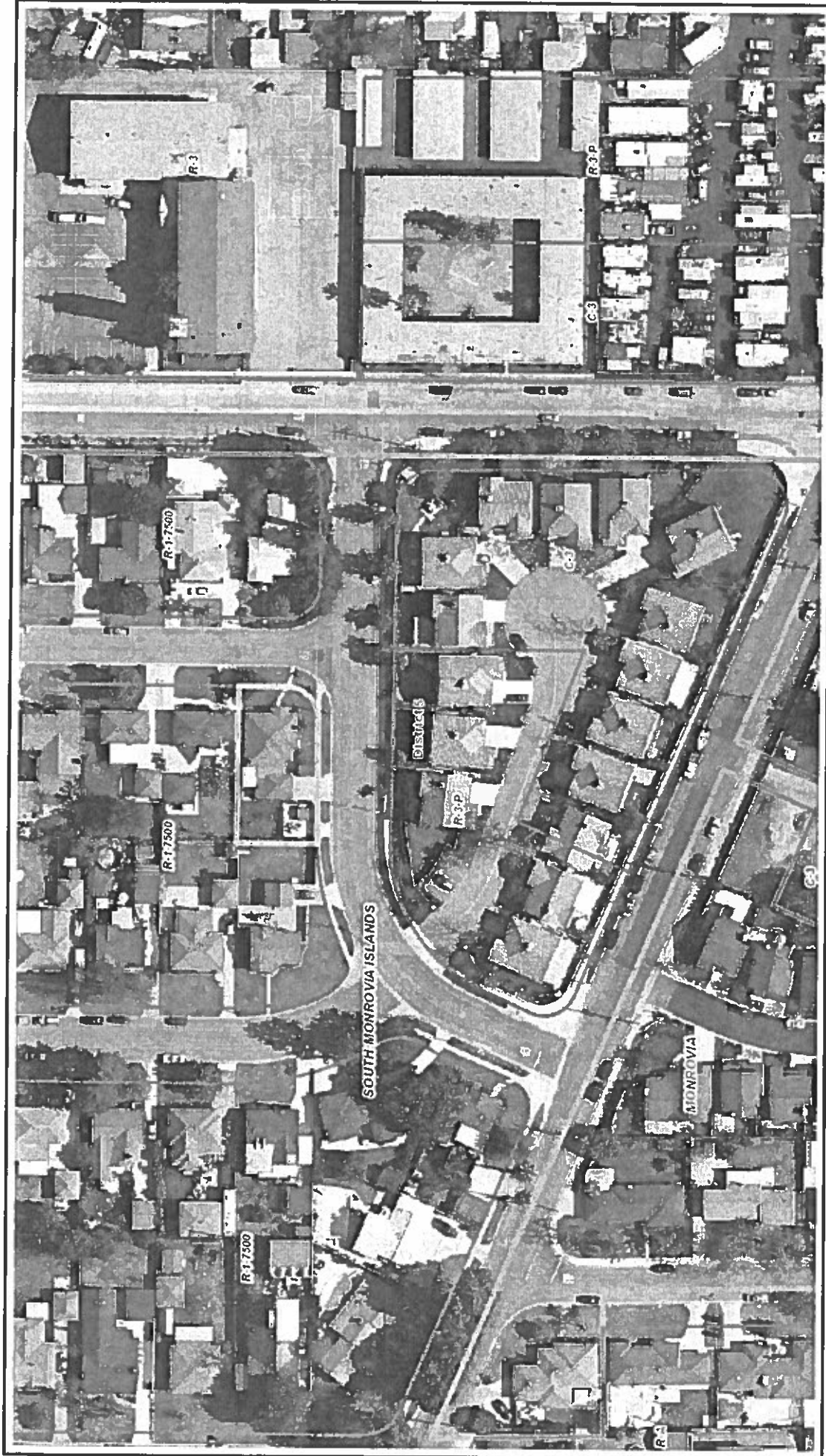
2545 SOUTH GRAYDON AVENUE MONROVIA CA 91016



FAIRVIEW



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



Created in GIS-NET3

R2014-02224 Aerial Photo

Printed: Nov 18, 2014

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UNDERGROUND UTILITIES & ZONE

THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF THE CITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES NOT SHOWN ON THIS PLAN.

AME DEVELOPMENT

core

DEVELOPMENT SERVICES
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PROPERTY INFORMATION
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CORE DEVELOPMENT SERVICES. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CORE DEVELOPMENT SERVICES.

SITE BUILDER

verizon wireless
11111 11111 11111 11111
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SITE INFORMATION

SITE NAME:
SCL FAIRGREEN A1
R.O.W.

SITE ADDRESS

5/5/0
2545 S. GRAYDON AVE.,
MONROVIA, CA 91016

100% ZD'S

DATE

06/22/14

ENGINEERED BY

CORE DEVELOPMENT SERVICES

DRAWN BY

CORE DEVELOPMENT SERVICES

REVISIONS

REV	DESCRIPTION	DATE/REV
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2	100% ZD'S	07/02/14

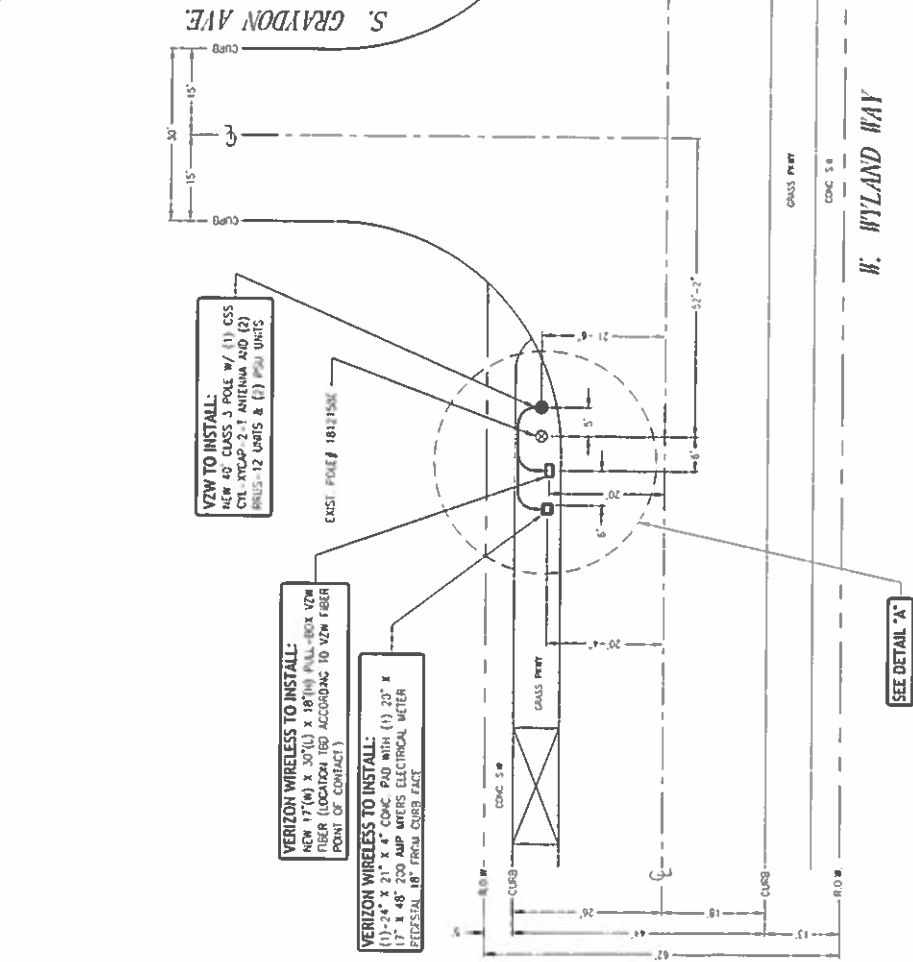
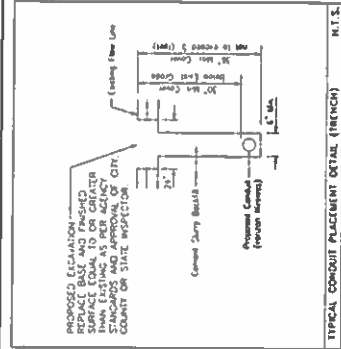
STAMP

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1



NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE CITY OF MONROVIA TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR THE LOCATION OF THE PROPOSED SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE LOCATION OF THE PROPOSED SITE.
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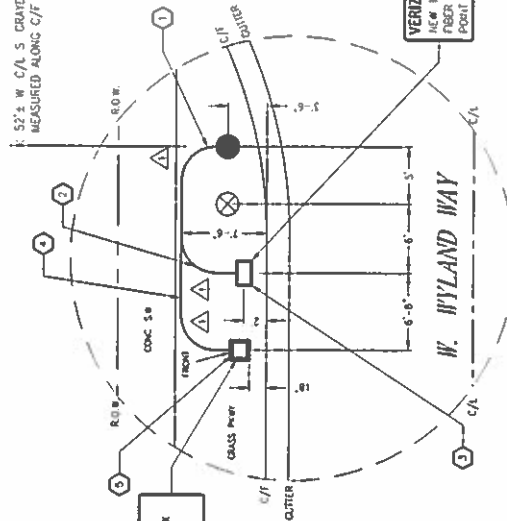
SCALE
1"=10'-0"

SITE PLAN

CONSTRUCTION DATA

- 1 PL 10" 1-2" 1-4" CONDUIT FOR VZW FIBER & PWR (JOINT OPEN TRENCH)
- 2 PL 7" 1-2" CONDUIT FOR VZW FIBER (OPEN TRENCH)
- 3 PL 17"(4) x 30"(1) x 18"(4) VZW PULL BOX
- 4 PL 15" 1-4" CONDUIT FOR VZW POWER (OPEN TRENCH)
- 5 PL 41" 20" x 13" x 48" 200 AMP METER ELECTRICAL METER RECESSED

52'± W. C/L S. GRAYDON AVE.
MEASURED ALONG C/P W. WYLAND WAY



VERIZON WIRELESS TO INSTALL:
(1) 10' x 21' x 5' CONC. PAD WITH (1) 20' x 17' x 4' 200 AMP METERS ELECTRICAL METER RECESSED IN FRONT CURB FACE

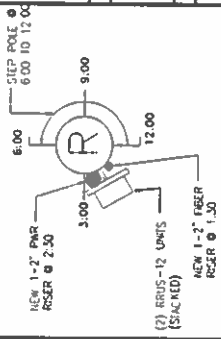
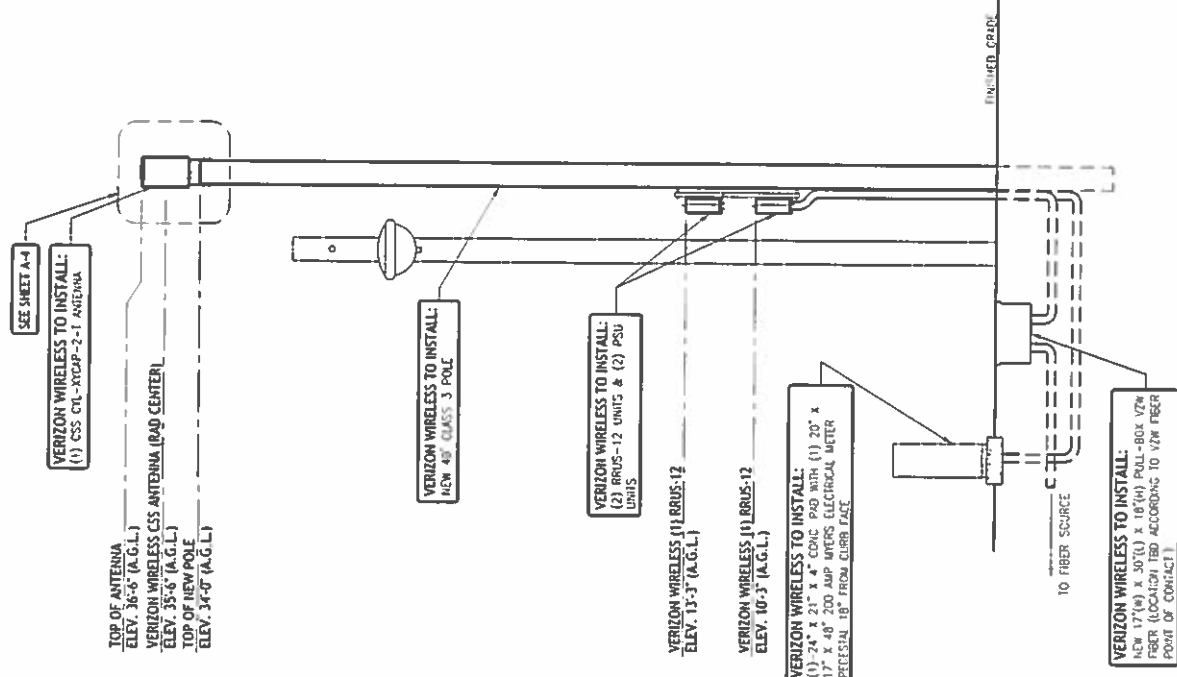
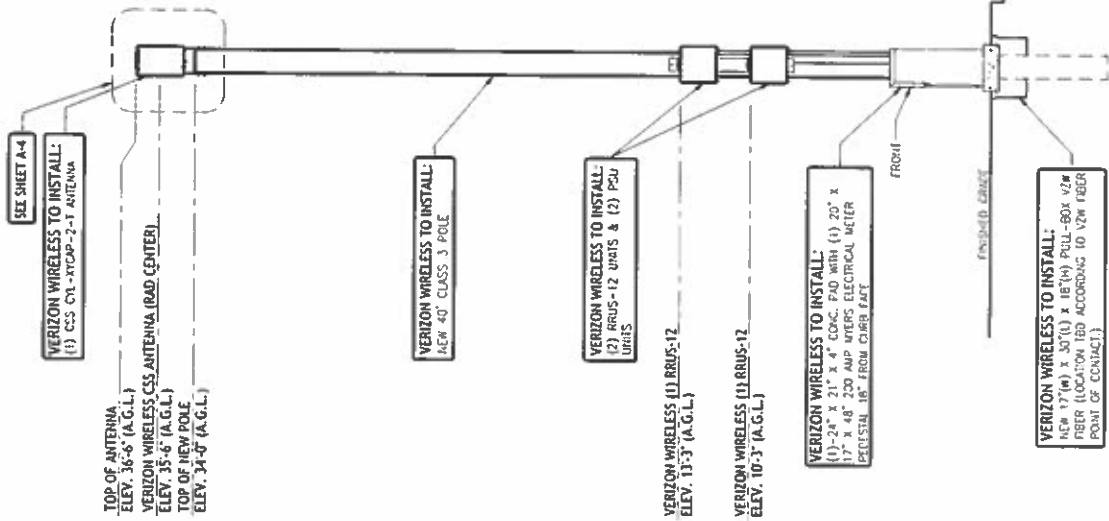
VERIZON WIRELESS TO INSTALL:
48" 17' (4) x 30' (1) x 18' (4) PULL-BOX VZW FIBER (LOCATION TIED ACCORDING TO VZW FIBER POINT OF CONTACT)

DETAIL "A"
SCALE: 1"=5'

CONDUIT CURVE DATA	
Δ	$R = 3'-0"$
\angle	90°
L	$4'-0"$

A&E DEVELOPMENT core DEVELOPMENT SERVICES A&E SERVICES 1710 17th Street, Suite 100 Berkeley, CA 94710 (415) 778-1111 / (415) 778-1112 www.core-a&e.com													
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SITE BUILDER 11000 LIND CANYON AVENUE SUITE 100, WEST FOLSOM FOLSOM, CA 95630													
SITE INFORMATION SITE NAME: SCL FAIRGREEN A1 R.O.W.													
SITE ADDRESS S/S/IO 2545 S. GRAYDON AVE., MONROVIA, CA 91016													
100% ZD'S													
DATE:	06/22/11												
DRAWN BY:	CORE DEVELOPMENT SERVICES												
DESIGNED BY:	CORE DEVELOPMENT SERVICES												
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STAMP													
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SHEET NUMBER A-2													

ENLARGED SITE PLAN

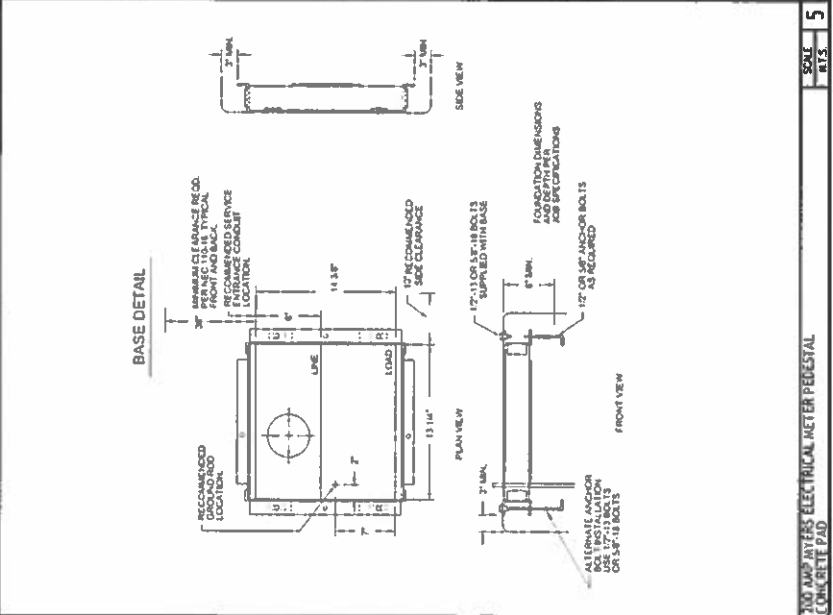
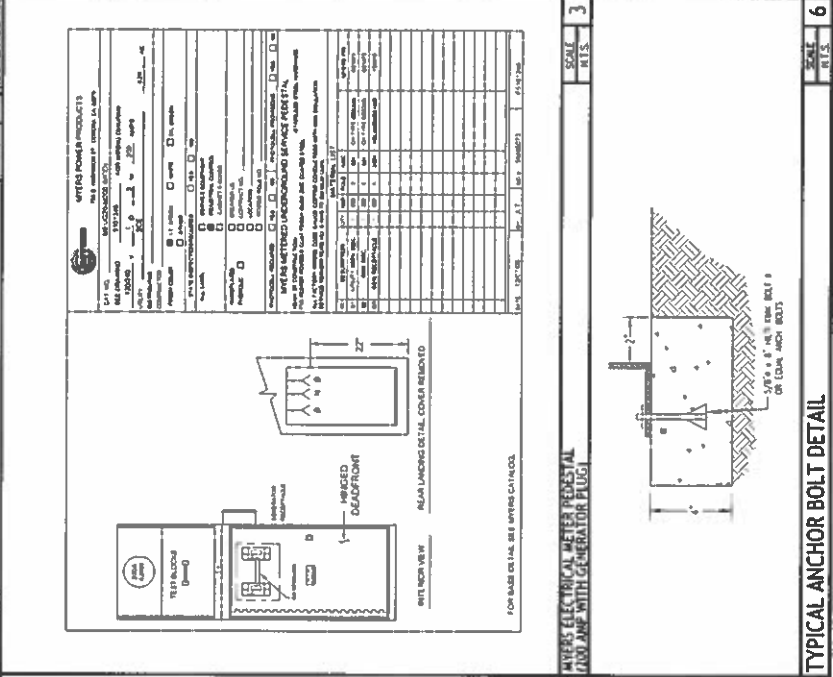
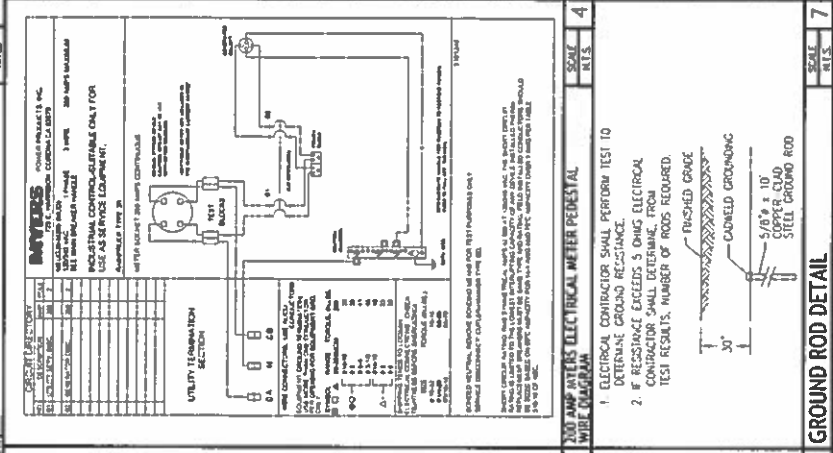
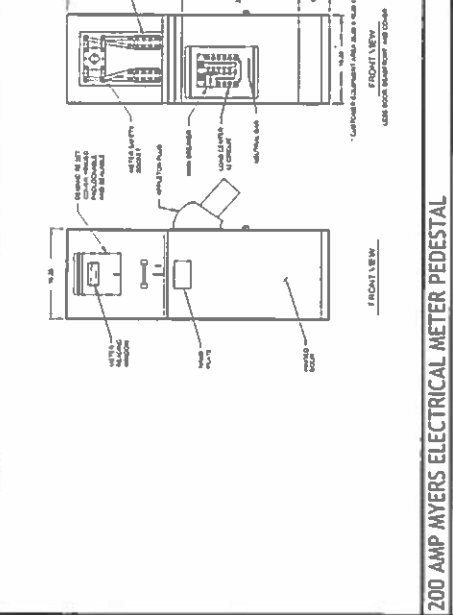
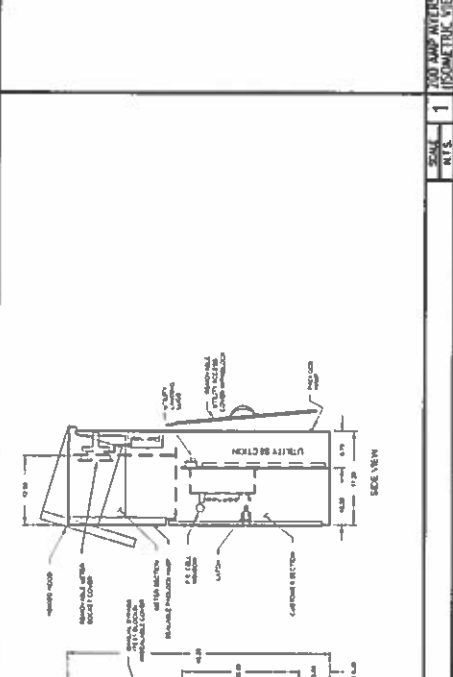
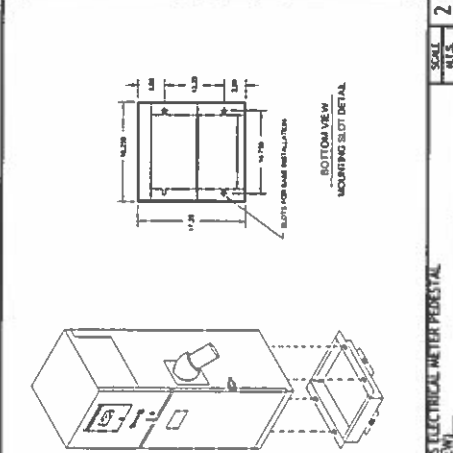



RISER DETAIL		SCAFF	3
		NTS	

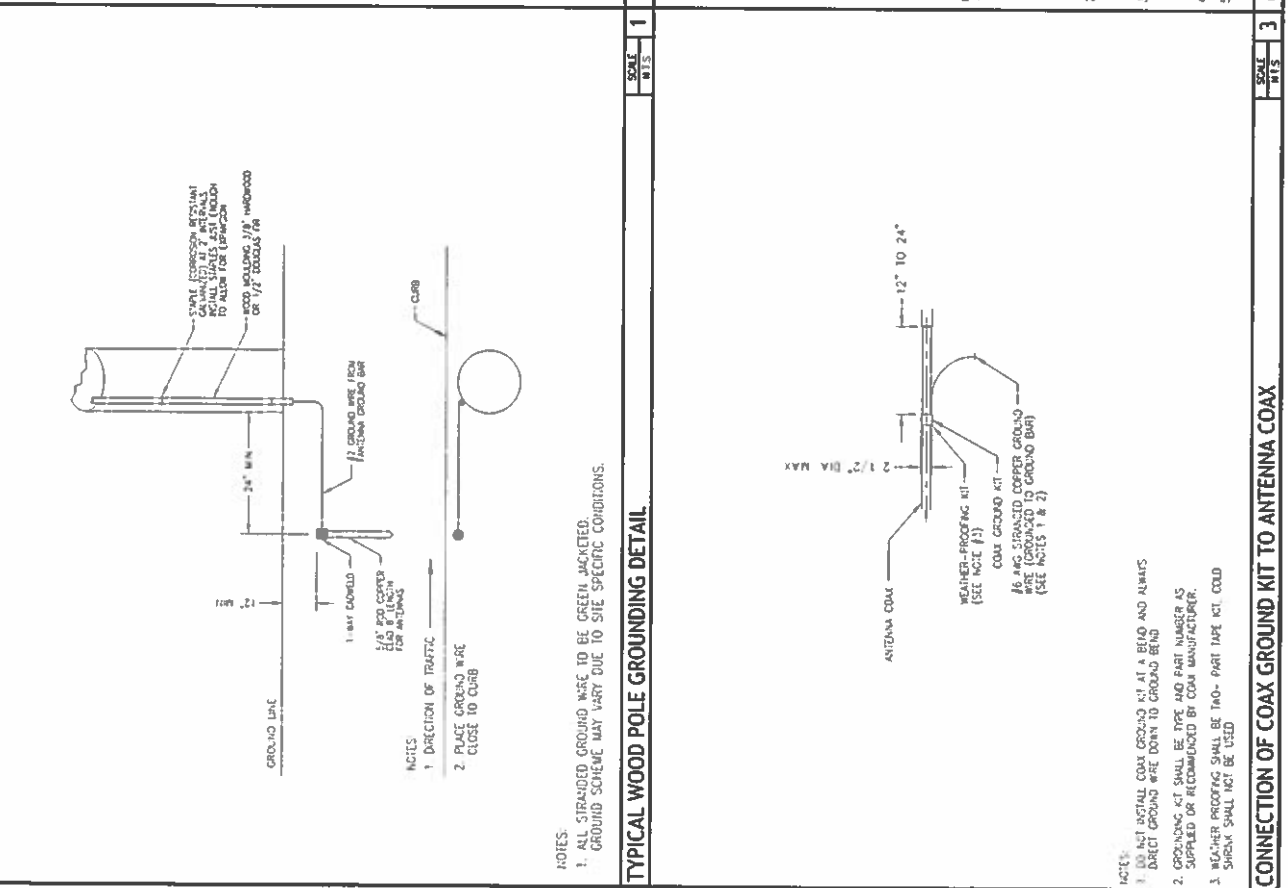
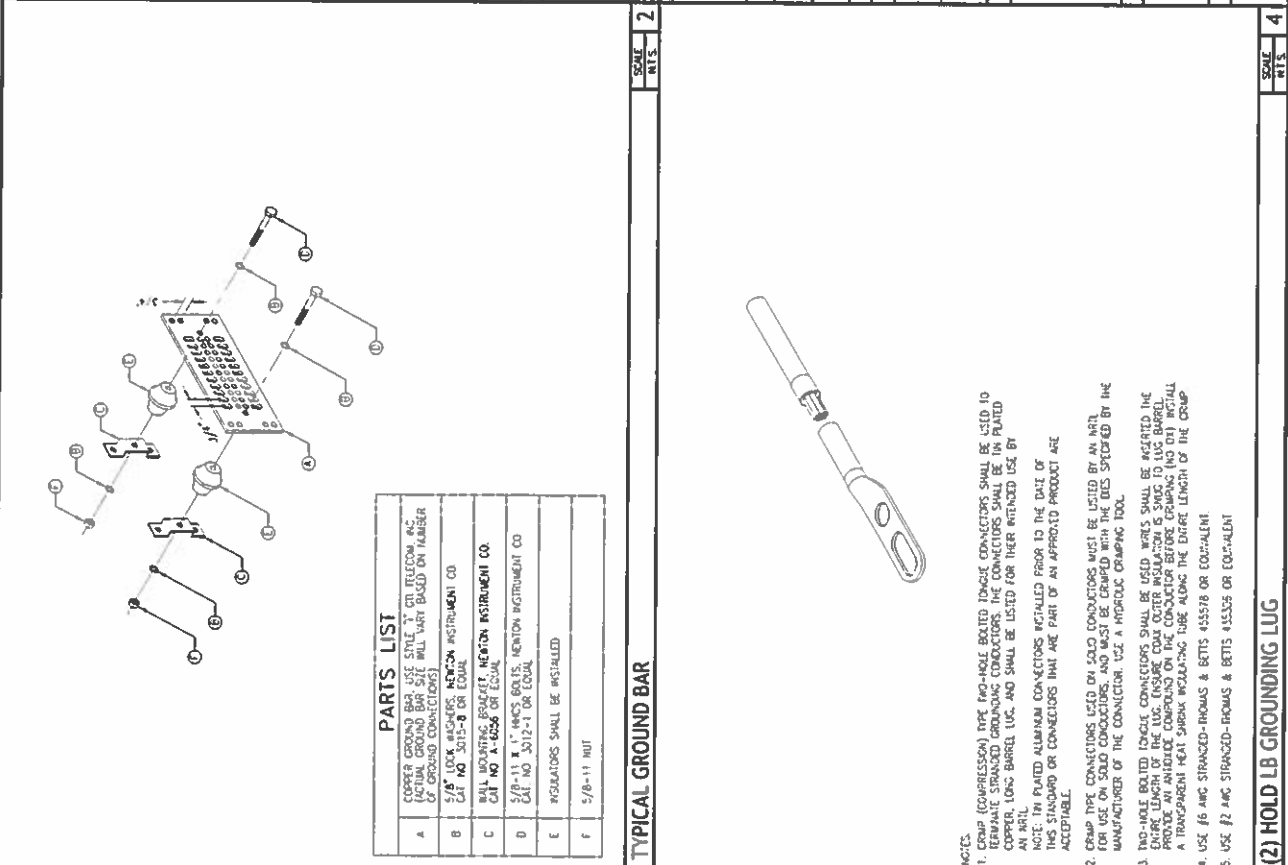
1. V2W TO INSTALL NEW 40' CLASS 3 POLE.
2. V2W TO PL 1/2" CLASSIER ANTENNA RAD
2.35"-6" ADL 310, 237 & 350
3. V2W TO PL (2) 40W ARRS-125 W/ (2) PS-50
ON STANDOFF BRACKET @ 60-200
6. V2W TO PL 1-2" POWER RISER @ 2.30
7. V2W TO PL 1-2" FIBER RISER @ 1.30.
8. V2W TO STOP POLE @ 6.00 & 12.00
9. V2W TO TAG NEW V2W POLE W/ NEW POLE#

ARE DEVELOPMENT		<div>core</div>		DEVELOPMENT SERVICES ARE SERVICES 11155 S. Main, Suite 111 610-111-1111 610-111-1111	
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SITE ADDRESS		<div>verizon</div> wireless		11155 S. Main, Suite 111 610-111-1111 610-111-1111	
SITE INFORMATION		SCL FAIRGREEN A1 R.O.W.		SITE ADDRESS	
DATE: 06/12/14		S/S/O 2545 S. GRAYDON AVE., MONROVIA, CA 91016		100% ZD's	
ENGINEERED BY: CORE DEVELOPMENT SERVICES		DATE: 06/12/14		ENGINEERED BY: CORE DEVELOPMENT SERVICES	
DRAWN BY: CORE DEVELOPMENT SERVICES		DATE: 06/12/14		DRAWN BY: CORE DEVELOPMENT SERVICES	
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1		FOR 10'S		07/27/14	
2		100% ZD'S		07/27/14	
STAMP		STAMP		STAMP	
SHEET TITLE		ELEVATIONS		SHEET NUMBER	
A-3		A-3		A-3	

core DEVELOPMENT SERVICES 2710 Sunset Street Suite 200, San Francisco, CA 94116 (415) 774-1111 www.core.com		verizon wireless 10000 14th Street, Suite 100 San Francisco, CA 94133 (415) 774-1111													
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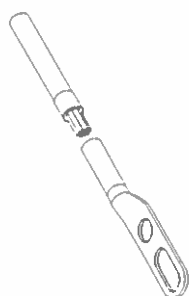


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SHEET TITLE GROUNDING DETAILS													
SHEET NUMBER A-6													

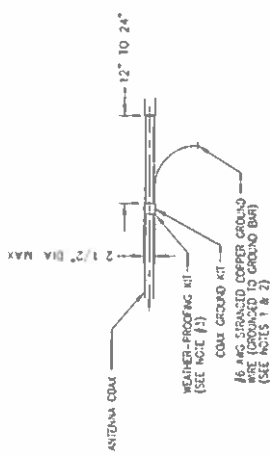


TYPICAL GROUND BAR SCALE: 1" = 1' 0"

TYPICAL WOOD POLE GROUNDING DETAIL SCALE: 1" = 1' 0"



- NOTES:
1. CRIMP (COMPRESSION) TYPE TWO-HOLE BOLTED TORQUE CONNECTORS SHALL BE USED TO TERMINATE STRANDED GROUNDING CONDUCTORS. THE CONNECTORS SHALL BE IN PLATED COPPER, LONG BARREL LUG, AND SHALL BE LISTED FOR THEIR INTENDED USE BY AN AHJ.
 2. CRIMP TYPE CONNECTORS USED ON SOLID CONDUCTORS MUST BE LISTED BY AN AHJ FOR USE ON SOLID CONDUCTORS, AND MUST BE CRIMPED WITH THE DCS SPECIFIED BY THE MANUFACTURER OF THE CONNECTOR. USE A HYDRAULIC CRIMPING TOOL.
 3. TWO-HOLE BOLTED TORQUE CONNECTORS SHALL BE USED WHERE SHOWN. THE ENTIRE LENGTH OF THE LUG, INSURE COAX OUTER INSULATION IS SHOWN TO LUG BARREL PROVIDE AN ANTI-OXIDE COMPOUND ON THE CONDUCTOR BEFORE CRIMPING (NO OX) INSTALL A TRANSPARENT HEAT SHRINK INSULATING TUBE ALONG THE ENTIRE LENGTH OF THE CRIMP.
 4. USE #6 AWG STRANDED-RHOMAS & BETTS #55578 OR EQUIVALENT.
 5. USE #2 AWG STRANDED-RHOMAS & BETTS #55535 OR EQUIVALENT.



- NOTES:
1. DO NOT INSTALL COAX GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BEND.
 2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY COAX MANUFACTURER.
 3. WEATHER PROOFING SHALL BE TWO- PART TAPE KIT, COOL SHIELD SHALL NOT BE USED.

CONNECTION OF COAX GROUND KIT TO ANTENNA COAX SCALE: 1" = 1' 0"